
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Georgetown Historic District** (x) Consent
Address: **2523 P Street, NW**

Meeting Date: **October 25, 2012**
Case Number: **12-584** (x) Addition

Staff Reviewer: **Tim Dennée**

The applicant, Total Remodeling Systems, agent and contractor for property owner Charles Silverman, requests the Board's recommendation on a permit application to construct a one-story sunroom addition at the rear of this two-story, brick house. The application has been referred to the Board by the U.S. Commission of Fine Arts as the work would not be visible from a public way and is thus not within the Commission's jurisdiction.

Proposal

The addition would project almost thirteen feet rearward and run more than 22 feet long, i.e., side lot line to side lot line. It would stand eleven feet tall, and although there are not full drawings to indicate the exact relationship of the new structure to the house's rear wall, the upper end of the ridge will hit the wall several inches below the second-story windows in order to properly flash (and which should be a condition of issuance of the permit).

The glazed structure would be of aluminum with a white finish. As proposed, it would enclose unconditioned space. The operable windows would be sliders. The fire-rated, solid, end walls and the base would be sided with white Hardiplank, although the material is not yet specified in the drawings.

Evaluation

This sort of sunroom is sufficiently compatible in some instances, although not as compatible as a scratch-built version would likely be. It would be concealed from view from public space and, northern facing, would have fewer of the practical issues that sunrooms may have in this climate.

To be a compatible siding material, the Hardiplank should be smooth-surfaced and have a relatively narrow exposure, no more than six inches.

There may be design adjustments necessary because of fire-separation issues. The building code generally does not permit an opening within two or three feet of a common property line, and the glazing is not sufficiently fire-rated, meaning that it is probable that the end walls will have to return around (and over) the structure's corners, so that the solid portion would be considerably wider than shown.

Recommendation

The staff recommends that the Board approve clearance of the permit application, but with a delegation to staff of further review, to make certain that the applicant adequately addresses the detail issues raised above.